

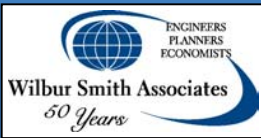
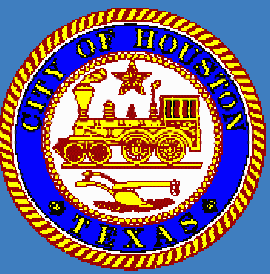


Inner Katy Transit-Oriented Development Study

**Town Hall
Meeting**
October 16, 2002

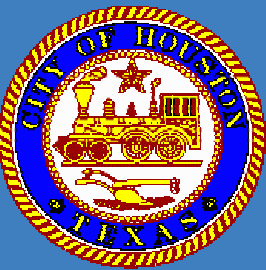


in professional association with
Fregonese Calthorpe Associates
TIP Development Strategies, Inc.
LKC Consulting Services, Inc.
Webb Architects



Study Elements

- Existing Conditions
- Initial Alignments Evaluation
- Baseline Opportunities Analysis
- Alternative Development Scenarios
- Feasibility Analysis
- Preferred Scenario and Implementation



Original Study Situation

- Two initial alignments identified through METRO's long-range planning

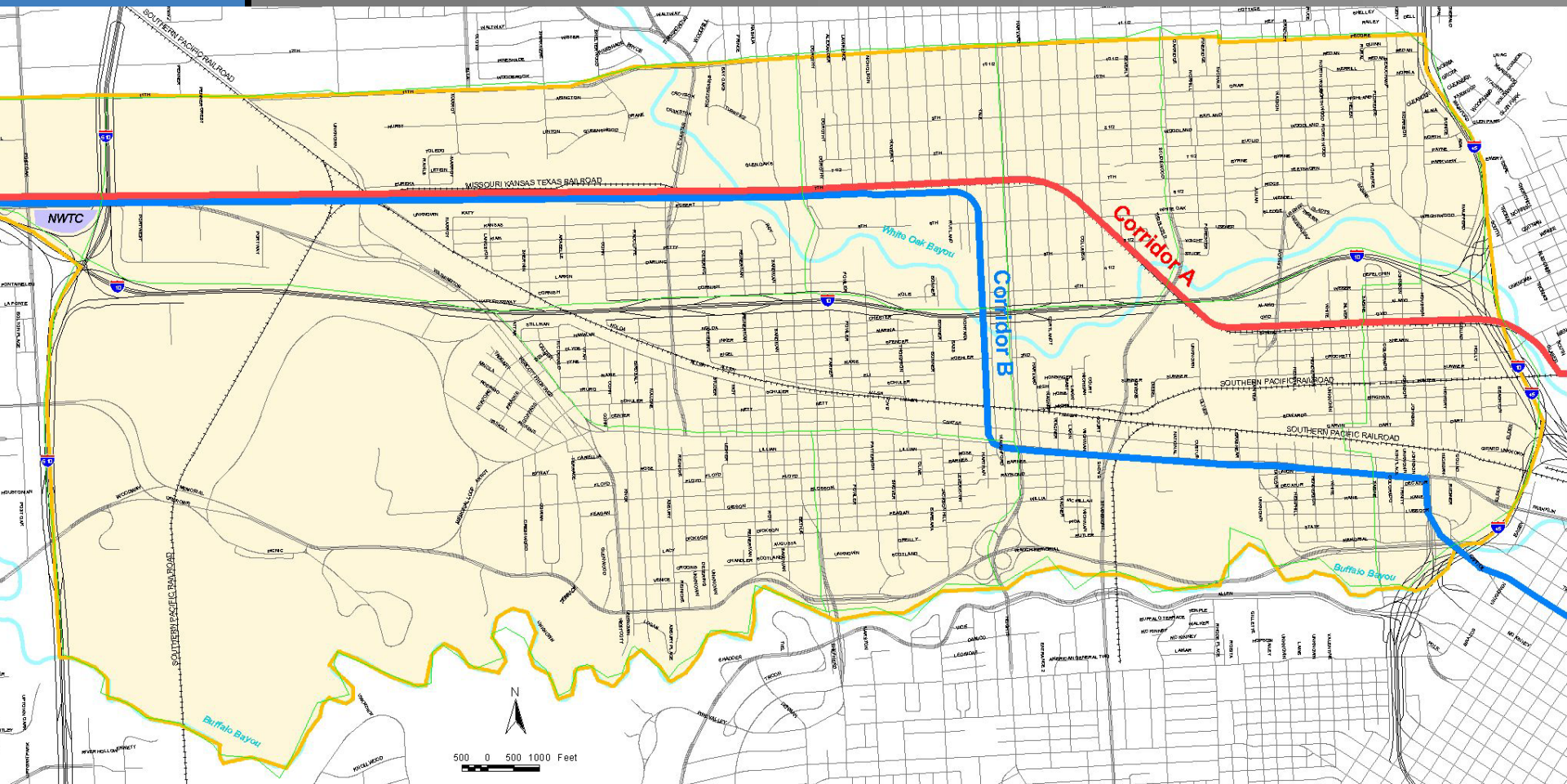


Figure 2.1
Study Area

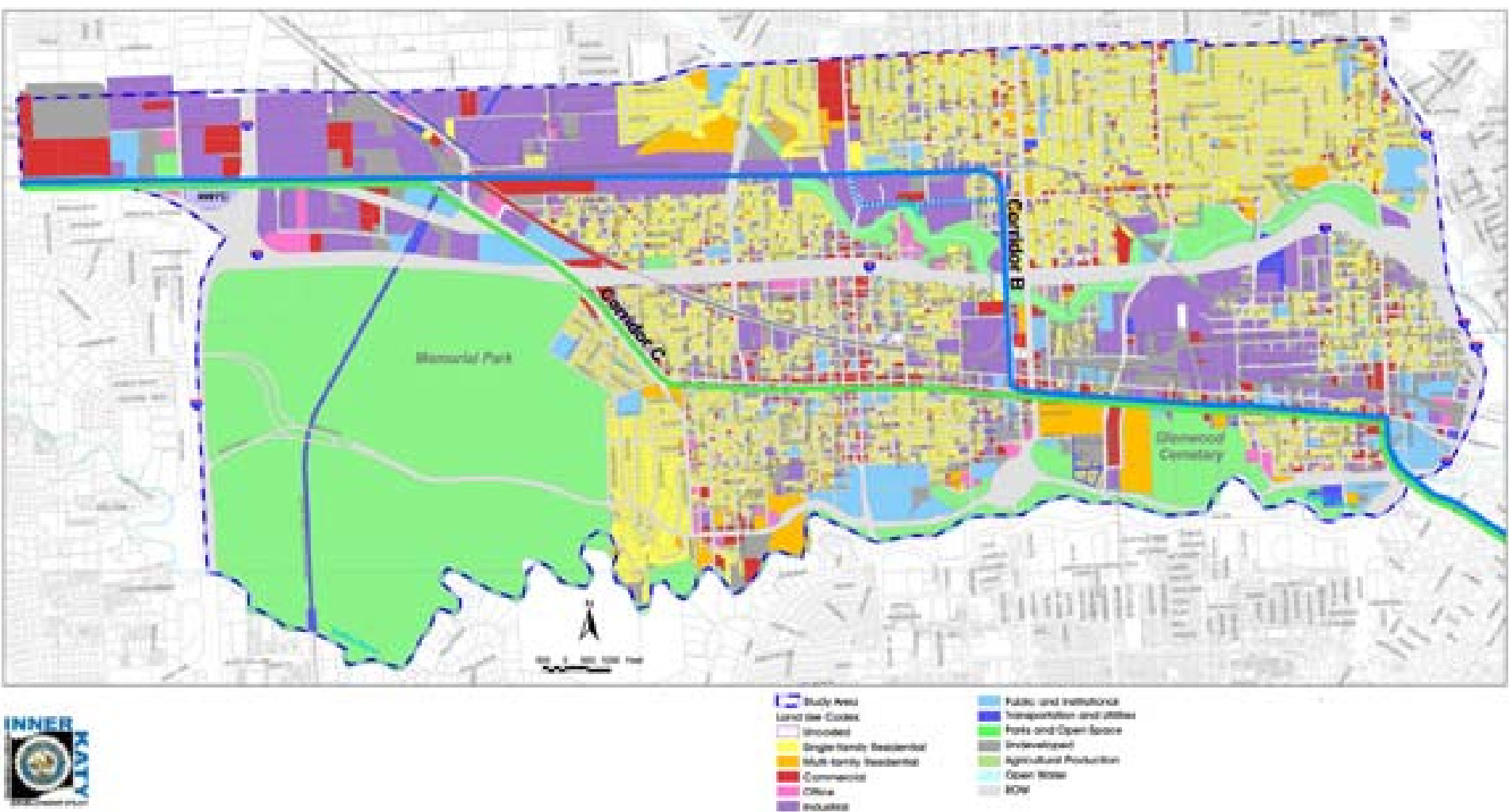
Existing Conditions

- Inner Katy at hub of Houston metro area
- 2000 Census showed slight population loss (19,748 persons), but late 1990s surge
- Median income varies (\$13K to \$44K)
- Business mix of manufacturing, retail, professional offices and restaurants
- Area known earlier for streetcars, walking
- Some of busiest roadways cross the potential transit alignments
- Served by numerous METRO bus routes
- Many bikeways and trails in this area
- Recent development transforming area



Existing Conditions

➤ Existing land use pattern



Existing Conditions

- Largest acreage in parks and open space, then single-family residential
- Increasing property values leading to more multi-family residential activity
- Redevelopment opportunities with many older industrial properties in area
- Many neighborhoods anchored by churches, schools, other public facilities
- More undeveloped land south of freeway, but large vacant parcels on north side
- Severe flooding in recent decades
- Many historical assets, special districts



Initial Alignments Evaluation

- Five alignment options considered
- Original Alignment A eliminated
- Study to focus on Alignments B and C

